

**Regular Meeting
Jasper Plan Commission
February 1, 2006**

Due to the length of the Board of Zoning Appeals Meeting, President Rick Gunselman called the Regular Meeting of the Jasper Plan Commission to order at 7:42 p.m. Secretary Butch Schitter took roll call as follows:

Rick Gunselman, Pres.	-Present	Patrick Lottes	-Present
Jim Schroeder, V.P.	-Present	Lloyd Martin	-Absent
Butch Schitter, Sec.	-Present	Randy Mehringer	-Present
Tim Bell	-Present	Bob Wright	-Present
Bernita Berger	-Present	Dave Seger, Bld. Comm.	-Present
Chad Hurm, Eng.	-Present	Sandy Hemmerlein, Atty.	-Present
Norb Kreilein	-Present		

PLEDGE OF ALLEGIANCE

President Gunselman led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the January 4, 2006, Regular Meeting were reviewed. Norb Kreilein made a motion to approve the minutes as mailed. Secretary Schitter seconded it. The motion carried 10-0.

STATEMENT

President Gunselman read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Application of Jerome Kerstiens for secondary approval of a proposed plat of Windsong Estates, a subdivision in Boone Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Norb Kreilein made a motion to table the public hearing. Bernita Berger seconded it. Motion carried 10-0.

Application of Todd Kerstiens, for secondary approval of a proposed plat of Brookstone II, a subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Secretary Schitter made a motion to table the public hearing. Norb Kreilein seconded it. Motion carried 10-0.

Application of Mark Brescher, as owner, and Robert Durcholz, as developer, for secondary approval of a proposed plat of Brookstone III, a subdivision in Jasper, Indiana, and all necessary street and sewer profiles thereof.

Norb Kreilein made a motion to table the public hearing. Jim Schroeder seconded it. Motion carried 10-0.

NEW BUSINESS

Application of John D. Brinich & Jodi L. Brinich for approval of a proposed plat of an unnamed subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of John and Jodi Brinich to request primary approval of a two-lot subdivision. The proposed property is located east of 1488 N. Shiloh Road.

The Brinichs reside at 1488 N. Shiloh Road, which is adjacent to the proposed property. They plan to sell the lots for two residential dwellings if the plat is approved. One lot is 2.5 acres and the second lot is 3.5 acres.

Jeff Elliott, adjacent property owner north of the Brinichs, was present to voice his concerns. Mr. Elliott said he is not opposed to the Brinichs selling the land; however, in his opinion, there is only one suitable building site on the proposed property. He argued that the rest of the property is a "swamp".

City Attorney Sandy Hemmerlein read a letter addressed to the Board from John and Donna Bevier stating opposition to the plat. In the letter, the Beviers, who formerly owned the entire 13 acres, wrote that, at the time of purchase in 1995, they were told by the Plan Commission no more than two homes could be built on the 13 acres.

Building Commissioner Dave Seger clarified that at the time, the Beviers did not want to proceed through the platting process. The Plan Commission granted their request to build as a last remaining parcel. He concluded that the Brinichs are willing to go through the platting process, which includes the road widening.

After some discussion, Norb Kreilein made a motion to grant primary approval of an unnamed two-lot subdivision located east of 1488 N. Shiloh Road. Jim Schroeder seconded it. Motion carried 10-0.

Application of Dennis R. Keusch and Bonnie L. Keusch for approval of a proposed plat of Bengal Estates, a subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Dennis and Bonnie Keusch to request primary approval of a two-lot subdivision, Bengal Estates. The proposed property is located east of 4452 W 100 S.

Plans are to build one home on the property, which consists of approximately 1 ¼ acres. Mr. Brosmer said there is only one septic approval. The Keuschs intend to build the home in the middle of the two lots.

There were no remonstrators present. With no more discussion, Secretary Schitter made a motion to grant primary approval of a two-lot subdivision, Bengal Estates. Bob Wright seconded it. Motion carried 10-0.

Application of Daniel A. Schnell, for approval of a proposed plat of Schnell Acre, a subdivision in Bainbridge Township, Dubois County, Indiana, and all proposed necessary street profiles thereof.

Surveyor Ken Brosmer was present on behalf of Daniel Schnell to request primary approval of a two-lot subdivision, Schnell Acres. The proposed property is located on the east side of Meridian Road, across from Ruxer Farm.

Mr. Brosmer said there are currently three duplexes on the property, which all set on one lot. Mr. Schnell would like to sell the duplexes individually; therefore he must plat the property as three separate lots.

The Board questioned if there is enough road frontage. Mr. Brosmer explained that the property is a nonconforming use; the duplexes were built in the early 1970s. The duplexes front as 66 feet nine inches, 66 feet eight inches and 106 feet.

After some discussion, Secretary Schitter suggested platting the two smaller frontages together as one lot and the larger one as a separate lot; a two-lot subdivision instead of the proposed three-lot.

Linus Kluemper, who owns property north of the proposed property, appeared before the Board with his concerns regarding the duplexes. He asked the Board if a sewer line or a septic system served the duplexes.

Although the duplexes are served by septic, Jim Schroeder said it is not clear if there is one system for all three duplexes or three separate systems. A letter was read from the Dubois County Health Department stating no record of any septic permit.

After some discussion, Jim Schroeder made a motion to table the public hearing until more information is gathered to verify how many septic systems serve the property. Bob Wright seconded it. Motion carried 10-0.

With no further discussion, Norb Kreilein made a motion to adjourn the meeting. Secretary Schitter seconded it. The motion carried 10-0, and the meeting was adjourned at 8:33 p.m.

Rick Gunselman, President

A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary